

JACARANDA POINTE HOMEOWNER'S ASSOCIATION, INC.

RULES AND REGULATIONS

1. Each Owner shall be responsible for properly depositing his garbage and trash in garbage cans and trash containers sufficient for pick-up by the appropriate authorities.
2. No temporary or permanent utility or storage shed, building, tent, structure or improvement shall be constructed, erected or maintained.
3. No horses, hogs, cattle, cows, goats, sheep, poultry or other animals, birds or reptiles, shall be kept, raised or maintained on any Unit, PROVIDED, HOWEVER, that dogs, cats and other household pets may be kept in reasonable numbers in the dwelling if their presence causes no disturbance to others. All pets shall be kept on a leash when not in the Owner's Unit and shall be walked only on areas that may be designated for pets by the Board of Directors.
4. No stable, livery stable or barn shall be erected, constructed, permitted or maintained on any Unit.
5. No boats, trailers, campers, vehicles used in business for the purposes of transporting goods, trucks or vans which are larger than ½ ton capacity, shall be parked upon the Property unless the same are parked inside an Owner's garage.
6. No off-street parking shall be permitted, except in the designated parking spaces within the Common Area, or in the driveways of a Unit. No vehicle repairs or maintenance will be allowed on the Property.
7. No signs, except as approved by the Architectural Committee and which complies with the City of Plantation's comprehensive sign ordinance, shall be placed, erected or displayed on any Unit, provided, however, a "For Sale" or "For Rent" sign no larger than eighteen (18) inches by eighteen (18) inches shall be permissible.
8. No trade, business or any commercial use shall be conducted in or from any Unit.
9. All Units shall be kept in a clean and sanitary manner and no rubbish, refuse or garbage allowed to accumulate, or any fire hazard allowed to exist. All Units shall be maintained in first class condition with well kept lawn and well maintained landscaping.
10. No nuisance or any use or practice that is a source of annoyance to other Unit Owners, or interferes with the peaceful possession and proper use of the Units by the residents of the properties shall be allowed upon any Unit.
11. No improper, offensive or unlawful use shall be made of any Unit and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction shall be strictly observed.
12. No television or radio masts, towers, poles, antennas or aerials may be erected, constructed, or maintained.
13. Each Unit is restricted to residential use as a single family residence by the Owner or Owners thereof, their lessees, immediate families, guests and invitees.

14. No person shall use the Unit or any parts, thereof, in any manner contrary to this Declaration.
15. Neither the Architectural Committee, or any Unit Owner including their guests, employees and guests, shall interfere with the Declarant's completion and sale of the Units.
16. No clothes, linens, or the like, shall be hung on clothes lines or in any other manner, outside of a dwelling such that the same is visible from any street.
17. As to each Zero Lot Line Unit, as so defined in line 2 of Article VIII hereof, the Owner thereof shall not possess the right to cut windows or other openings in the structural wall of the dwelling which is constructed upon the Zero Lot Line Boundary, the purpose of which is to enhance the privacy of the Owner of the Adjacent Unit.
18. No garage of a Unit may be converted to a living area within such Unit.
19. No basketball Hoops are allowed to be placed or installed.